

King County Potential Annexation Areas

Under the Growth Management Act, unincorporated areas within King County's Urban Growth Area are encouraged to annex into cities. This section of the Unincorporated Areas chapter identifies ten large communities slated for early annexation to an adjoining city. More than half of the unincorporated population – 192,000 persons in 2000 – resides in these ten "Potential Annexation Areas" (PAAs). On the following pages, one-page PAA Profiles describe the location, economic and tax data, and demographics of each Potential Annexation Area. The ten PAAs are as follows:

East Federal Way

East Renton

Eastgate

Fairwood (including communities of Cascade, Lake Desire and Petrovitsky)

Kent Northeast

Kirkland (including communities of Juanita, Finn Hill and Kingsgate)

Klahanie

Lea Hill

North Highline (including communities of White Center and Boulevard Park)

West Hill (including communities of Skyway and Bryn Mawr)

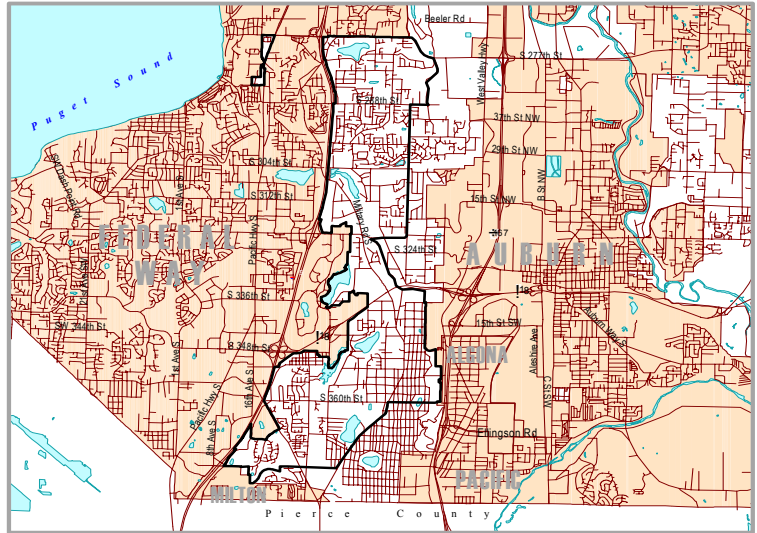
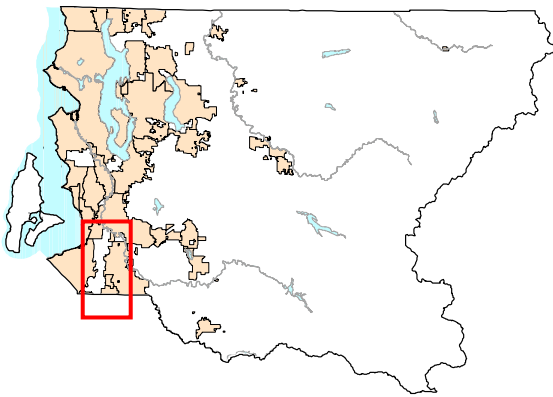
Following the PAA profiles is a "Sources and Notes" page which identifies data sources and explanations of the profile information.

An additional 22,000 persons live in other Urban-designated areas not within a specific large PAA. Some of these neighborhoods are smaller PAAs, but others are not claimed by a specific city. Outside the Urban Growth Area are Rural and Resource designated areas, with nearly 136,000 residents in 2000. A Profile covering Rural unincorporated King County is on page 113.

A map of PAAs and other unincorporated communities is in the map section at the back of the AGR.

East Federal Way Potential Annexation Area

Located east of Interstate 5 and the City of Federal Way, west of the City of Auburn's westerly PAA, the area comprises most of the remaining urban-designated land between Federal Way, Auburn and the Pierce County line. Other Urban-designated unincorporated neighbor-hoods to the east and southeast are not included in the East Federal Way PAA, but are associated with the cities of Auburn, Pacific or Milton.



QUICK FACTS

Land Area: 5,045.69 Acres or 7.88 Square Miles

King County Council District: 7 (Pete VonReichbauer)

School District: 210 Federal Way

Water District: Lakehaven

Sewer District: Lakehaven

Fire District: 39

Annexing City: Federal Way

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,296.1 million
Uninc. Area Levy (\$1.745 per 1,000): \$2,261,544

2002 Real Estate Sales: \$125.7 million
Local Option REET Revenue (0.5%): \$628,600

2002 Taxable Retail Sales: \$67 million
Local Option Sales Tax Revenue (1.0%): \$667,149

EMPLOYMENT

Number of Business Units: 250

Total Jobs: 1,700
Manufacturing: 20
Wholesale/Utilities: 50
Retail: 140
Finance/Services: 470
Government/Education: 530
AFFM/Construction: 490

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$62,400
Number of Households: 7,030

Household by Income Category:
0 – 80% 1,870 (27%)
80 – 140% 2,500 (35%)
140%+ 2,660 (38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 20,350
Pop. Per Sq. Mile: 2,580

Median Age: 36.1

Age Structure:

17 and under	5,900	(29.0%)
18 – 64	12,870	(63.3%)
65 and over	1,580	(7.7%)

Race Categories:

Non-hispanic White	16,550	(81.3%)
Black or African Am.:	710	(3.5%)
Asian and Pacific Is:	1,400	(6.9%)
Native Am. and other:	190	(1.0%)
Hispanic or Latino:	700	(3.5%)
Two or more race:	800	(3.9%)

HOUSING

Total Housing Units: 7,180
Single Family: 6,060 (84%)
Multifamily: 620 (9%)
Mobile Homes: 500 (7%)

Percent Homeowners: 85%
Average Household Size: 2.90
Median House Value: \$173,300
Median 2 Bedroom Rental: \$890

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 283
Single Family: 52
Multifamily: 1 / 231

2002 Formal Plats/Lots:
Applications: 4 / 198
Recordings: 2 / 65

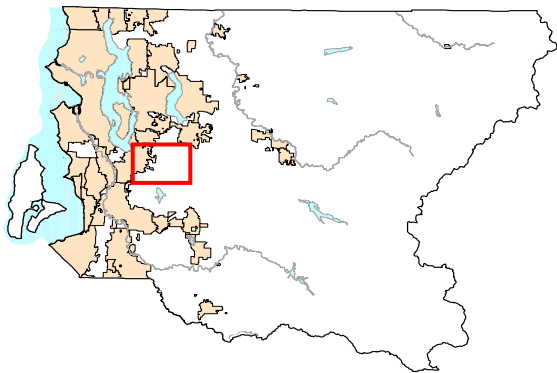
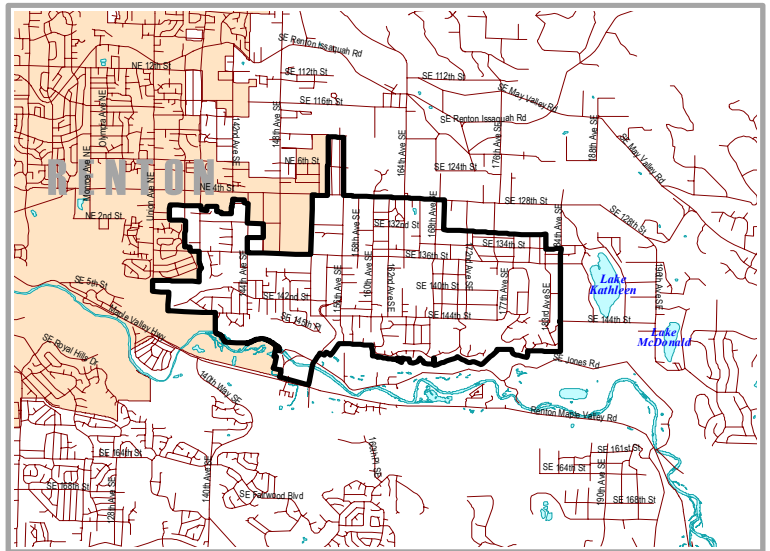
2002 Land Capacity:
Residential In Acres: 689.82
In Units: 3,598

Commercial In Acres: n a
In Jobs:

East Renton

Potential Annexation Area

Located east of the City of Renton, north of the Cedar River. The PAA encompasses most of the remaining Urban Growth Area on the plateau east of Renton out to 184th Avenue SE. Recently, this area has developed primarily through annexation of small parcels into the City of Renton in order to receive City of Renton sewer and water service.



QUICK FACTS

Land Area: 2,126.25 Acres or 3.32 Square Miles

King County Council District: 12 (David Irons)

School District: 403 Renton / 411 Issaquah

Water District: 90

Sewer District:

Fire District: 25

Annexing City: Renton

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$615.6 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,074,400

2002 Real Estate Sales: \$40.2 million
Local Option REET Revenue (0.5%): \$201,250

2002 Taxable Retail Sales: \$17.8 million
Local Option Sales Tax Revenue (1.0%): \$177,580

EMPLOYMENT

Number of Business Units: 100

Total Jobs: 650
Manufacturing: 30
Wholesale/Utilities: 20
Retail: 50
Finance/Services: 100
Government/Education: 250
AFFM/Construction: 200

Source: WA Employment Security Dept

INCOME

Median Household Income: \$65,300
Number of Households: 2,600

Household by Income Category:
0 – 80% 565 (22%)
80 – 140% 1,050 (40%)
140%+ 985 (38%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 7,370
Pop. Per Sq. Mile: 2,220

Median Age: 38.2

Age Structure:

17 and under	1,960	(26.7%)
18 – 64	4,830	(65.5%)
65 and over	580	(7.8%)

Race Categories:

Non-hispanic White	6,500	(88.2%)
Black or African Am.:	110	(1.5%)
Asian and Pacific Is:	240	(3.2%)
Native Am. and other:	70	(1.0%)
Hispanic or Latino:	250	(3.4%)
Two or more race:	200	(2.7%)

HOUSING

Total Housing Units: 2,650
Single Family: 2,430 (92%)
Multifamily: 50 (2%)
Mobile Homes: 170 (6%)

Percent Homeowners: 90%
Average Household Size: 2.80
Median House Value: \$199,400
Median 2 Bedroom Rental: \$ 906

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 4
Single Family: 4
Multifamily: 0 / 0

2002 Formal Plats/Lots:
Applications: 1 / 23
Recordings: 7 / 376

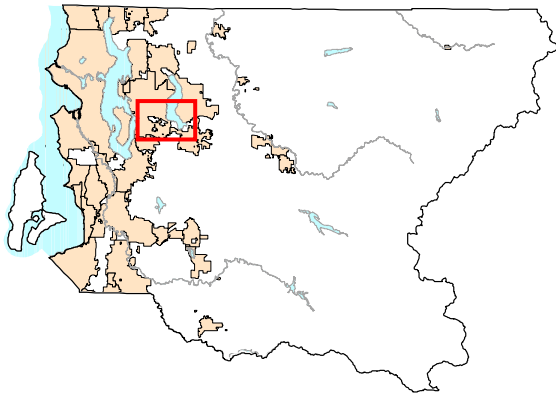
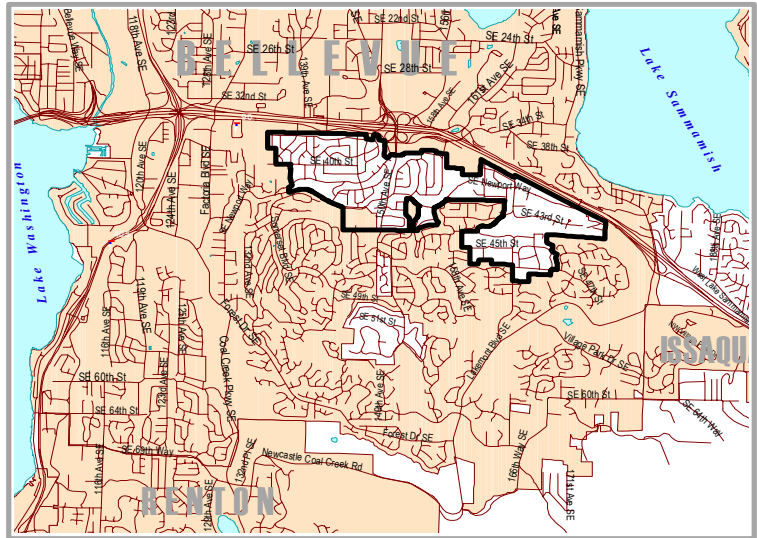
2002 Land Capacity:
Residential In Acres: 248.35
In Units: 1,091

Commercial In Acres: n a
In Jobs:

Eastgate

Potential Annexation Area

Eastgate is an island of unincorporated area entirely surrounded by the City of Bellevue, south of Interstate 90. The Eastgate potential annexation area does not include the Hilltop neighborhood. The area is almost entirely residential.



QUICK FACTS

Land Area: 786.68 Acres or 1.23 Square Miles

King County Council District: 6 (Rob McKenna)

School District: 405 Bellevue / 411 Issaquah

Water District: Bellevue

Sewer District: Bellevue

Fire District: 14 and 10

Annexing City: Bellevue

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$488.8 million
Uninc. Area Levy (\$1.745 per 1,000): \$852,936

2002 Real Estate Sales: \$42.6 million
Local Option REET Revenue (0.5%): \$213,100

2002 Taxable Retail Sales: \$27 million
Local Option Sales Tax Revenue (1.0%): \$270,300

EMPLOYMENT

Number of Business Units: 70

Total Jobs: 400
Manufacturing: n a
Wholesale/Utilities: n a
Retail and
Finance/Services: n a
Government/Education: n a
AFFM/Construction: n a

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$65,600

Number of Households: 1,710

Household by Income Category:

0 – 80%	385	(22.5%)
80 – 140%	640	(37.5%)
140%+	685	(40%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 4,558

Pop. Per Sq. Mile: 3,705

Median Age: 37.0

Age Structure:

17 and under	1,088	(23.9%)
18 – 64	2,963	(65.0%)
65 and over	507	(11.1%)

Race Categories:

Non-hispanic White	3,682	(80.8%)
Black or African Am.:	74	(1.6%)
Asian and Pacific Is:	457	(10.0%)
Native Am. and other:	25	(0.5%)
Hispanic or Latino:	200	(4.5%)
Two or more race:	120	(2.7%)

HOUSING

Total Housing Units: 1,743
Single Family: 1,588 (91%)
Multifamily: 155 (9%)
Mobile Homes: 0 (0%)
Percent Homeowners: 77.6%
Average Household Size: 2.66
Median House Value: \$ 222,900
Median 2 Bedroom Rental: \$ 1,132

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 5

Single Family: 5

Multifamily: 0 / 0

2002 Formal Plats/Lots:

Applications: 0 / 0

Recordings: 0 / 0

2002 Land Capacity:

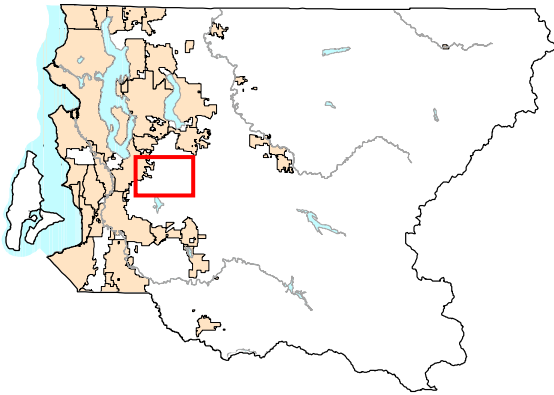
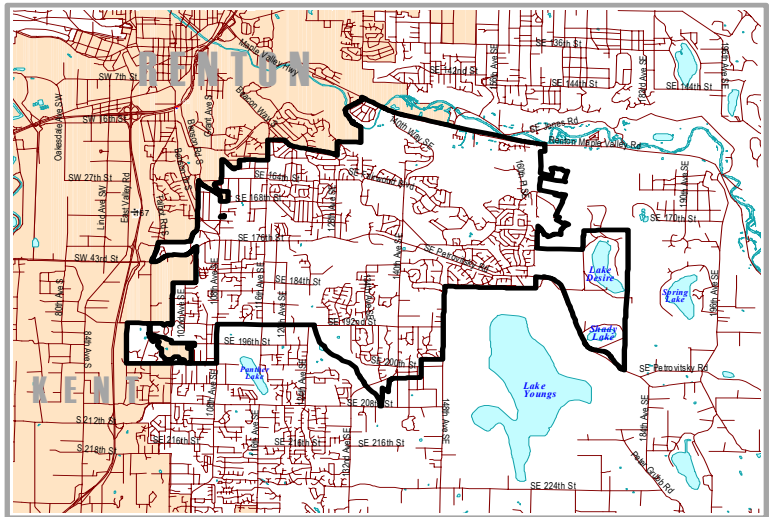
Residential In Acres: 24.15
In Units: 100

Commercial In Acres: n a
In Jobs:

Fairwood

Potential Annexation Area

The largest of the ten PAAs, Fairwood - Petrovitsky is located southeast of the City of Renton and northeast of Kent. The area is bounded by the Urban Growth Boundary on the east and Lake Youngs Watershed on the southeast. From west to east, neighborhoods include Spring Glen, part of Benson Hill, Cascade, Fairwood, and Lake Desire. The County, with the assistance of a community group, completed a governance study in 2000 for this area.



QUICK FACTS

Land Area: 6,876.04 Acres or 10.74 Square Miles

King County Council District: 9 (Steve Hammond) /
6 (Rob McKenna) / 5 (Dwight Pelz)

School District: 415 Kent / 403 Renton

Water District: Soos Creek, Cedar River

Sewer District: Soos Creek, Cedar River

Fire District: 40, 37, 25

Annexing City: Renton

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$2,844.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$4,963,200

2002 Real Estate Sales: \$ 274 million
Local Option REET Revenue (0.5%): \$1,369,900

2002 Taxable Retail Sales: \$249.6 million
Local Option Sales Tax Revenue (1.0%): \$2,495,700

EMPLOYMENT

Number of Business Units: 460

Total Jobs: 3,830
Manufacturing: 70
Wholesale/Utilities: 130
Retail: 1,300
Finance/Services: 1,230
Government/Education: 860
AFFM/Construction: 240

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$ 58,000

Number of Households: 14,630

Household by Income Category:

0 – 80%	4,920	(33.6%)
80 – 140%	4,640	(31.7%)
140%+	5,070	(34.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 39,430

Pop. Per Sq. Mile: 3,670

Median Age: 35.4

Age Structure:

17 and under	10,340	(26.2%)
18 – 64	26,110	(66.2%)
65 and over	2,980	(7.6%)

Race Categories:

Non-hispanic White	28,050	(71.1%)
Black or African Am.:	2,350	(6.0%)
Asian and Pacific Is:	5,450	(13.8%)
Native Am. and other:	200	(0.5%)
Hispanic or Latino:	1,620	(4.1%)
Two or more race:	1,760	(4.5%)

HOUSING

Total Housing Units: 15,080

Single Family:	10,110	(67%)
Multifamily:	4,370	(29%)
Mobile Homes:	600	(4%)

Percent Homeowners: 70.2%

Average Household Size: 2.65

Median House Value: \$ 192,800

Median 2 Bedroom Rental: \$ 853

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 230

Single Family: 228

Multifamily: 1 / 2

2002 Formal Plats/Lots:

Applications: 2 / 38

Recordings: 7 / 285

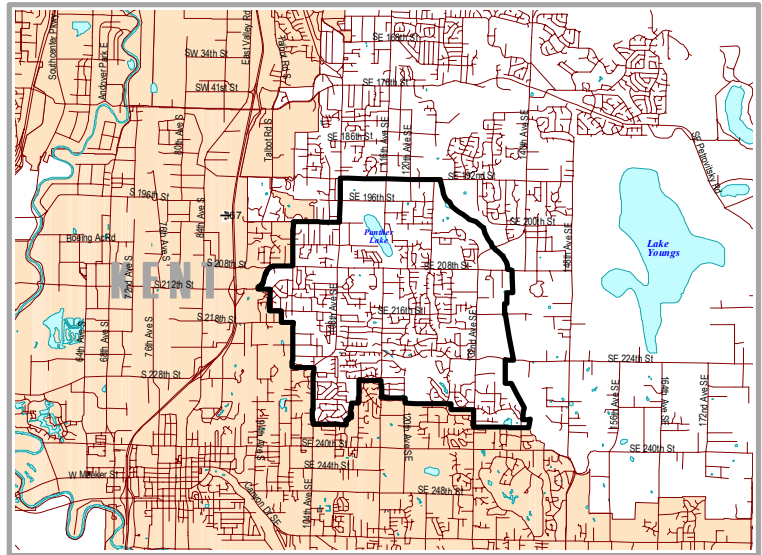
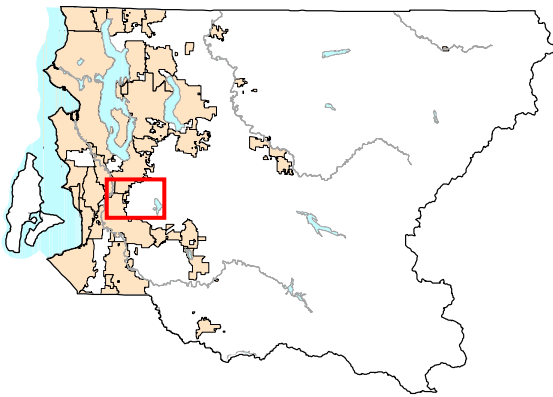
2002 Land Capacity:

Residential In Acres: 604.01
In Units: 3,801

Commercial In Acres:
In Jobs:

Kent Northeast Potential Annexation Area

The Kent Northeast area is located east of the City of Kent, on the west plateau of Soos Creek. To the north is the large unincorporated area of Fairwood / Petrovitsky, part of the City of Renton's PAA. Kent Northeast includes the communities of Benson Hill and Panther Lake as well as neighborhoods near Soos Creek Park.



QUICK FACTS

Land Area: 3,465.95 Acres or 5.42 Square Miles

King County Council District: 9 (Steve Hammond)

School District: 415 Kent

Water District: Soos Creek

Sewer District: Soos Creek

Fire District: 37

Annexing City: Kent

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,403.9 million
Uninc. Area Levy (\$1.745 per 1,000): \$2,449,656

2002 Real Estate Sales: \$129.3 million
Local Option REET Revenue (0.5%): \$646,400

2002 Taxable Retail Sales: \$48 million
Local Option Sales Tax Revenue (1.0%): \$480,000

DEMOGRAPHICS

2000 Census Population: 23,555
Pop. Per Sq. Mile: 4,350

Median Age: 34.9

Age Structure:

17 and under	7,130	(30.3%)
18 – 64	14,700	(62.4%)
65 and over	1,725	(7.3%)

Race Categories:

Non-hispanic White	16,850	(71.5%)
Black or African Am.:	1,100	(4.7%)
Asian and Pacific Is:	3,550	(15.1%)
Native Am. and other:	150	(0.6%)
Hispanic or Latino:	880	(3.7%)
Two or more race:	1,025	(4.4%)

EMPLOYMENT

Number of Business Units: 180

Total Jobs:	1,310
Manufacturing:	50
Wholesale/Utilities:	80
Retail:	320
Finance/Services:	370
Government/Education:	420
AFFM/Construction:	70

Source: WA Employment Security Dep't

HOUSING

Total Housing Units: 8,138

Single Family:	6,440	(79.2%)
Multifamily:	1,160	(14.2%)
Mobile Homes:	540	(6.6%)

Percent Homeowners:	81%
Average Household Size:	2.97
Median House Value:	\$ 188,000
Median 2 Bedroom Rental:	\$ 740

Source: 2000 US Census

INCOME

Median Household Income: \$ 65,700
Number of Households: 7,940

Household by Income Category:

0 – 80%	2,170	(27.3%)
80 – 140%	2,500	(31.5%)
140%+	3,270	(41.2%)

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 42

Single Family: 42
Multifamily: 0 / 0

2002 Formal Plats/Lots:

Applications: 1 / 141
Recordings: 2 / 23

2002 Land Capacity:

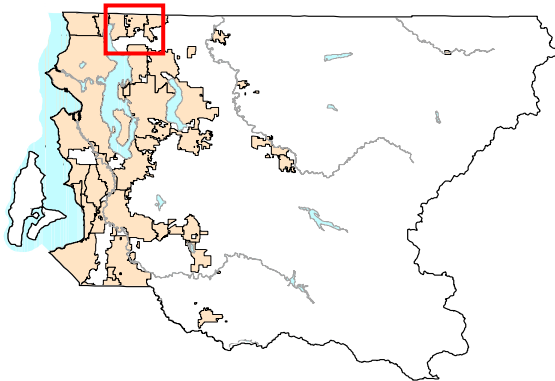
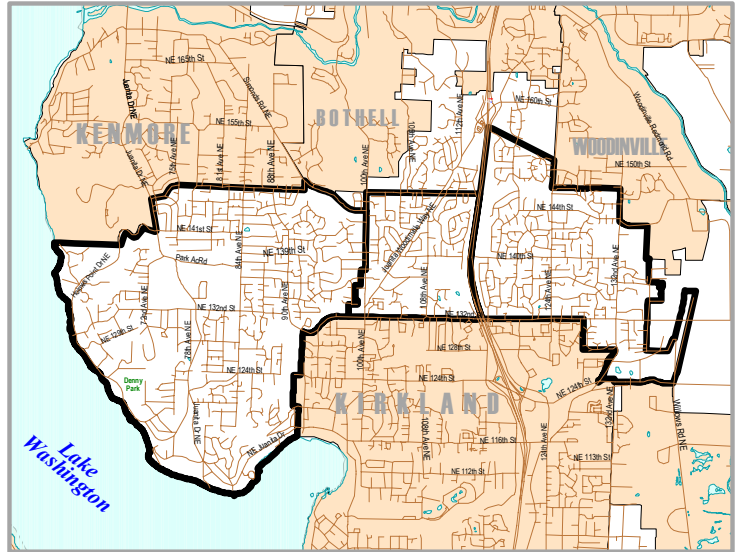
Residential In Acres: 306.93
In Units: 1,725

Commercial In Acres:
In Jobs:

Kirkland

Potential Annexation Area

The City of Kirkland's PAA is comprised of the Finn Hill, Juanita and Kingsgate neighborhoods. These areas are generally located to the north of the City of Kirkland, and south of the cities of Kenmore, Bothell and Woodinville. The City of Bothell has a PAA that abuts the City of Kirkland's. In 2001 and again in 2002, the City of Kirkland, with the assistance of the County, completed an annexation fiscal analysis.



QUICK FACTS

Land Area: 4,437.85 Acres or 6.94 Square Miles

King County Council District: 11 (Jane Hague) / 1 (Carolyn Edmonds)

School District: 414 Lake Washington / 417 Northshore

Water District: NE Lake Washington

Sewer District: Northshore

Fire District: 41 and Woodinville Fire District

Annexing City: Kirkland

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$3,085.6 million
Uninc. Area Levy (\$1.745 per 1,000): \$5,383,900

2002 Real Estate Sales: \$249.7 million
Local Option REET Revenue (0.5%): \$1,248,700

2002 Taxable Retail Sales: \$115.1 million
Local Option Sales Tax Revenue (1.0%): \$1,151,200

EMPLOYMENT

Number of Business Units: 520

Total Jobs: 5,040

Manufacturing: 280

Wholesale/Utilities: 560

Retail: 1,120

Finance/Services: 1,560

Government/Education: 830

AFFM/Construction: 690

Source: WA Employment Security Dept

INCOME

Median Household Income: \$69,800

Number of Households: 11,485

Households by Income Category:

0 – 80% 2,665 (23%)

80 – 140% 3,690 (32%)

140%+ 5,130 (45%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 31,723

Pop. Per Sq. Mile: 4,570

Median Age: 34.9

Age Structure:

17 and under 8,500 (26.8%)

18 – 62 21,200 (66.9%)

65 and over 2,000 (6.3%)

Race Categories:

Non-hispanic White: 25,930 (81.8%)

Black or African Am.: 470 (1.5%)

Asian and Pacific Is: 2,600 (8.3%)

Native Am. and other: 150 (0.5%)

Hispanic or Latino: 1,370 (4.3%)

Two or more race: 1,170 (3.7%)

HOUSING

Total Housing Units: 11,811

Single Family: 9,300 (78.7%)

Multifamily: 2,490 (21.1%)

Mobile Homes: 21 (0.2%)

Percent Homeowners: 76.8%

Average Household Size: 2.75

Median House Value: \$ 239,200

Median 2 Bedroom Rental: \$880

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Units: 128

Single Family: 94

Multifamily: 2 / 34

2002 Formal Plats/Lots:

Applications: 0 / 0

Recordings: 2 / 55

2002 Land Capacity:

Residential In Acres: 152.79

In Units: 770

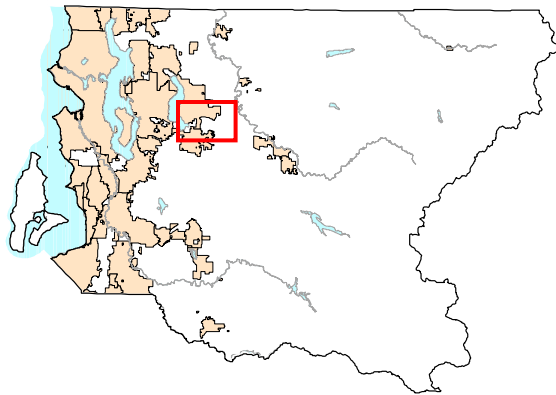
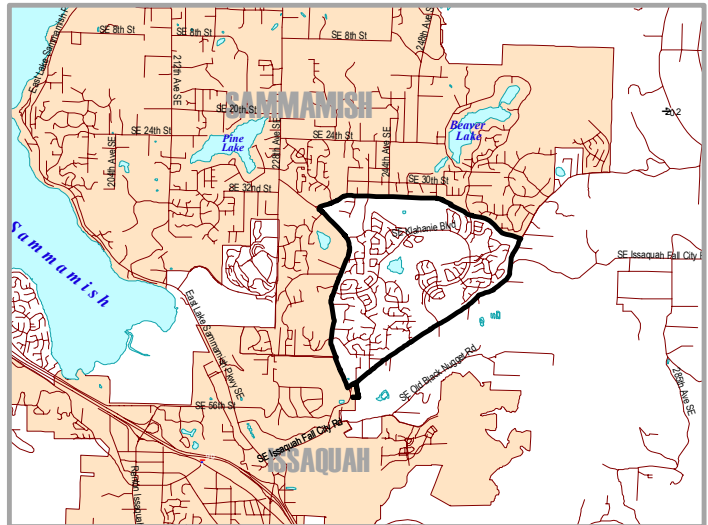
Commercial In Acres: 11.00

In Jobs: 150

Klahanie

Potential Annexation Area

Klahanie, located on the southeast corner of the City of Sammamish and the northeast corner of the City of Issaquah, is a fully built-out community of 11,000 residents. The City of Issaquah, which has claimed the entire area as a PAA, is currently conducting an annexation feasibility study which is expected to be completed by the end of 2003.



QUICK FACTS

Land Area: 1,230.34 Acres or 1.92 Square Miles

King County Council District: 12 (David Irons)

School District: 411 Issaquah

Water District: Sammamish Plateau

Sewer District: Sammamish Plateau

Fire District: 10

Annexing City: Issaquah

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,066.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,860,700

2002 Real Estate Sales: \$99.8 million
Local Option REET Revenue (0.5%): \$499,000

2002 Taxable Retail Sales: \$20.3 million
Local Option Sales Tax Revenue (1.0%): \$202,700

EMPLOYMENT

Number of Business Units: 100

Total Jobs: 470
Manufacturing: *
Wholesale/Utilities: *
Retail: 50
Finance/Services: 200
Government/Education: 140
AFFM/Construction: 60

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$84,700
Number of Households: 3,670

Household by Income Category:
0 – 80% 620 (16.9%)
80 – 140% 860 (23.3%)
140%+ 2,190 (59.7%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 10,953
Pop. Per Sq. Mile: 5,705

Median Age: 32.4
Age Structure:
17 and under 3,920 (35.8%)
18 – 64 6,680 (61.0%)
65 and over 350 (3.2%)

Race Categories:

Non-hispanic White 8,400 (76.7%)
Black or African Am.: 100 (0.9%)
Asian and Pacific Is: 1,720 (15.7%)
Native Am. and other: 50 (0.5%)
Hispanic or Latino: 320 (2.9%)
Two or more race: 360 (3.3%)

HOUSING

Total Housing Units: 3,797
Single Family: 2,900 (76.3%)
Multifamily: 890 (23.4%)
Mobile Homes: 10 (0.3%)

Percent Homeowners: 77.6%
Average Household Size: 2.99
Median House Value: \$ 303,500
Median 2 Bedroom Rental: \$ 1,235

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 0
Single Family: 0
Multifamily: 0 / 0

2002 Formal Plats/Lots:
Applications: 0 / 0
Recordings: 0 / 0

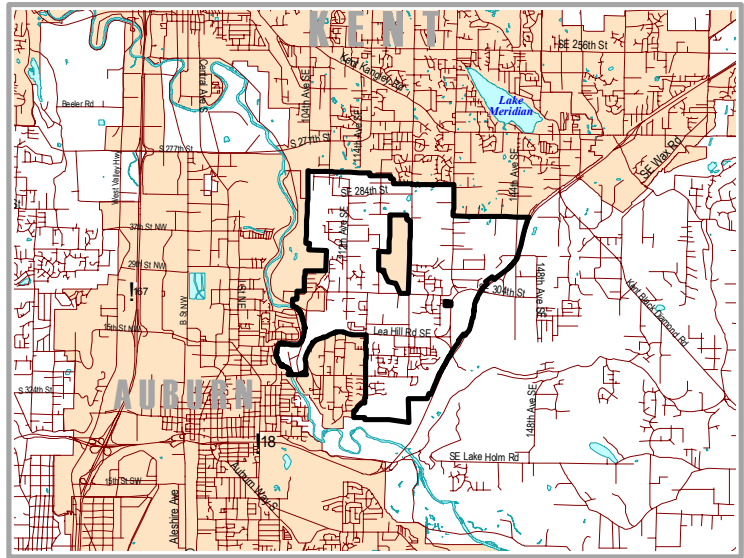
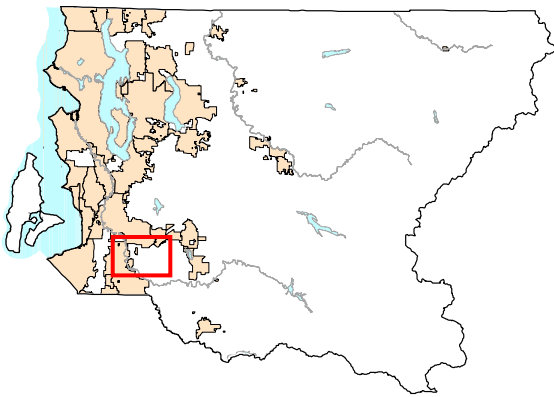
2002 Land Capacity:
Residential In Acres: 38.90
In Units: 326

Commercial In Acres:
In Jobs:

Lea Hill

Potential Annexation Area

Lea Hill is located directly east of the City of Auburn and south of the City of Kent. The City of Auburn annexed a portion of Lea Hill in March 2000 which brought an additional 2,700 persons into the city. Although Auburn completed an annexation feasibility study in early 2003, it is unclear as to when the City will resume annexation of this area.



QUICK FACTS

Land Area: 2,766.87 Acres or 4.32 Square Miles

King County Council District: 13 (Julia Patterson) / 9 (Steve Hammond)

School District: 408 Auburn / 415 Kent

Water District: Auburn

Sewer District: Auburn

Fire District: 44 and 37

Annexing City: Auburn

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$887 million
Uninc. Area Levy (\$1.745 per 1,000): \$1,547,729

2002 Real Estate Sales: \$74.7 million
Local Option REET Revenue (0.5%): \$373,000

2002 Taxable Retail Sales: \$68 million
Local Option Sales Tax Revenue (1.0%): \$680,000

DEMOGRAPHICS

2000 Census Population: 8,171
Pop. Per Sq. Mile: 1,890

Median Age: 32.6
Age Structure:
17 and under 2,575 (31.5%)
18 – 64 5,160 (63.2%)
65 and over 435 (5.3%)

Race Categories:
Non-hispanic White 6,820 (83.5%)
Black or African Am.: 180 (2.2%)
Asian and Pacific Is: 370 (4.6%)
Native Am. and other: 70 (0.9%)
Hispanic or Latino: 400 (4.9%)
Two or more race: 330 (4.0%)

EMPLOYMENT

Number of Business Units: 80

Total Jobs: 1,300
Manufacturing and
Wholesale/Utilities: 50
Retail and
Finance/Services: 100
Government/Education: 1,050
AFFM/Construction: 100

Source: WA Employment Security Dep't

HOUSING

Total Housing Units: 2,794
Single Family: 2,054 (73.5%)
Multifamily: 485 (17.4%)
Mobile Homes: 255 (9.1%)

Percent Homeowners: 80 %
Average Household Size: 2.98
Median House Value: \$ 210,800
Median 2 Bedroom Rental: \$ 814

Source: 2000 US Census

INCOME

Median Household Income: \$65,700
Number of Households: 2,705

Household by Income Category:
0 – 80% 715 (26.5%)
80 – 140% 880 (32.5%)
140%+ 1,110 (41%)

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 256
Single Family: 256
Multifamily: 0 / 0

2002 Formal Plats/Lots:
Applications: 2 / 83
Recordings: 3 / 44

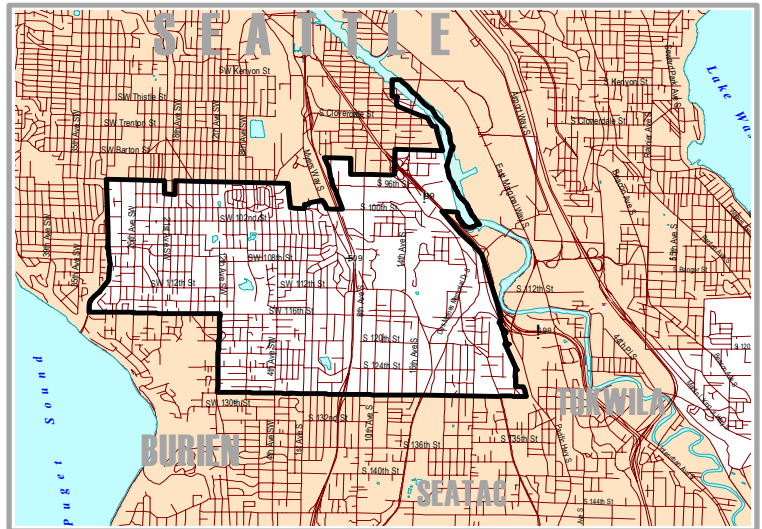
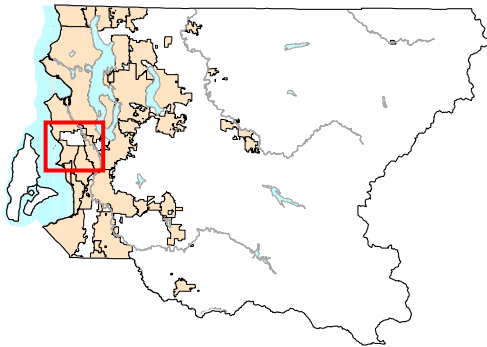
2002 Land Capacity:
Residential In Acres: 417.75
In Units: 1,674

Commercial In Acres:
In Jobs:

North Highline

Potential Annexation Area

North Highline, including White Center and Boulevard Park, is one of the largest remaining unincorporated areas in the County. It has one of the most ethnically diverse populations in King County. In 1999, the County, with the assistance of a community advisory group, completed a governance study for the area. In 2001, the County and City of Burien partnered on an annexation feasibility study which assessed the fiscal impact to the city if it were to annex the lower third (South of 116th Street) of the community. Although there has been sporadic interest in this area, none of the adjacent cities of Burien, Seattle, Tukwila or SeaTac currently claim any portion of this community as a potential annexation area.



QUICK FACTS

Land Area: 3,956.96 Acres or 6.18 Square Miles

King County Council District: 8 (Dow Constantine) / 5 (Dwight Pelz)

School District: 401 Highline / 1 Seattle

Water District: Seattle, 45, 20

Sewer District: SW Suburban, Val View

Fire District: North Highline

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$1,601.4 million
Uninc. Area Levy (\$1.745 per 1,000): \$2,794,200

2002 Real Estate Sales: \$136.1 million
Local Option REET Revenue (0.5%): \$680,500

2002 Taxable Retail Sales: \$194.1 million
Local Option Sales Tax Revenue (1.0%): \$1,940,540

EMPLOYMENT

Number of Business Units: 730

Total Jobs: 6,710
Manufacturing: 1,080
Wholesale/Utilities: 1,260
Retail: 1,290
Finance/Services: 1,820
Government/Education: 720
AFFM/Construction: 540

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$39,950

Number of Households: 11,930

Households by Income Category:

0 – 80%	6,310	(53%)
80 – 140%	3,620	(30%)
140%+	2,000	(17%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 32,035

Pop. Per Sq. Mile: 5,180

Median Age: 33.4

Age Structure:

17 and under	8,460	(26.4%)
18 – 64	20,525	(64.1%)
65 and over	3,050	(9.5%)

Race Categories:

Non-hispanic White:	17,000	(53%)
Black or African Am.:	2,100	(7%)
Asian and Pacific Is:	6,300	(20%)
Native Am. and other:	500	(1%)
Hispanic or Latino:	4,200	(13%)
Two or more race:	1,900	(6%)

HOUSING

Total Housing Units: 12,330
Single Family: 8,030 (65%)
Multifamily: 4,070 (33%)
Mobile Homes: 230 (2%)

Percent Homeowners: 54.2%
Average Household Size: 2.68
Median House Value: \$149,400
Median 2 Bedroom Rental: \$640

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 Total New Residential Units: 71

Single Family: 25

Multifamily: 4 / 46

2002 Formal Plats/Lots: 0/0

Applications: 1 / 10

Recordings: 1 / 8

2002 Land Capacity:

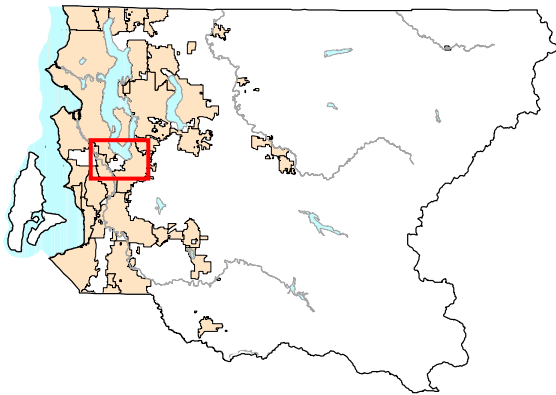
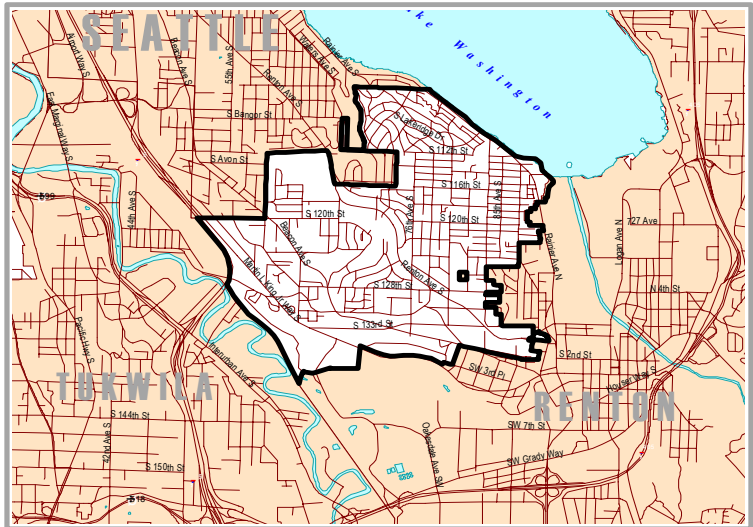
Residential In Acres: 149.22
In Units: 1,276

Commercial In Acres: 116.97
In Jobs: 1,544

West Hill

Potential Annexation Area

West Hill is an unincorporated island bordering the southern end of Lake Washington, surrounded by the cities of Seattle, Renton and Tukwila. It is comprised of the neighborhoods of Bryn Mawr, Lakeridge, Skyway, and Earlington. The area is primarily residential and is supported by older and increasingly fewer commercial establishments. West Hill is one of the few unincorporated Urban areas that lacks a PAA designation.



QUICK FACTS

Land Area: 1,958.08 Acres or 3.06 Square Miles

King County Council District: 5 (Dwight Pelz)

School District: 403 Renton

Water District: Bryn Mawr, Skyway

Sewer District: Bryn Mawr, Skyway

Fire District: 20

Annexing City: Unclaimed by any adjacent city

Annexation Status:

TAX INFO

2003 Assessed Valuation: \$953 million
Uninc. Area Levy (\$1.745 per 1,000) \$1,662,800

2002 Real Estate Sales: \$63.7 million
Local Option REET Revenue (0.5%): \$318,300

2002 Taxable Retail Sales: \$34.2 million
Local Option Sales Tax Revenue (1.0%): \$341,700

EMPLOYMENT

Number of Business Units: 190

Total Jobs: 1,490
Manufacturing: 50
Wholesale/Utilities: 40
Retail: 320
Finance/Services: 500
Government/Education: 480
AFFM/Construction: 100

Source: WA Employment Security Dep't

INCOME

Median Household Income: \$47,385
Number of Households: 5,570

Household by Income Category:
0 – 80% 2,430 (44%)
80 – 140% 1,810 (32%)
140%+ 1,330 (24%)

Source: 2000 US Census

DEMOGRAPHICS

2000 Census Population: 13,977
Pop. Per Sq. Mile: 4,570

Median Age: 38.0

Age Structure:

17 and under	3,190	(22.8%)
18 – 64	8,850	(63.3%)
65 and over	1,940	(13.9%)

Race Categories:

Non-hispanic White	5,960	(43%)
Black or African Am.:	3,500	(25%)
Asian and Pacific Is:	3,100	(22%)
Native Am. and other:	100	(1%)
Hispanic or Latino:	620	(4%)
Two or more race:	700	(5%)

HOUSING

Total Housing Units: 5,780
Single Family: 4,190 (72.5%)
Multifamily: 1,390 (24%)
Mobile Homes: 200 (3.5%)

Percent Homeowners: 66.7%
Average Household Size: 2.50
Median House Value: \$181,400
Median 2 Bedroom Rental: \$742

Source: 2000 US Census

DEVELOPMENT ACTIVITY

2002 New Residential Permits: 22
Single Family: 22
Multifamily: 0 / 0

2002 Formal Plats/Lots:

Applications: 0 / 0
Recordings: 0 / 0

2002 Land Capacity:

Residential In Acres: 167.04
In Units: 1,913
Commercial In Acres: n a
In Jobs:

Sources and Notes:

Data are taken from the 2000 US Census; the Washington State Office of Financial Management; Washington State Employment Security Department; and several departments of King County. Compiled by the Growth Information Team in the King County Office of Management and Budget.

The ten Potential Annexation Areas cover most but not all of Urban-designated unincorporated King County; the remaining smaller communities, covering 26 square miles with about 22,000 persons in 2000, are included in the Unincorporated Area Total profile on page 118.

TAX INFO

2003 Assessed Valuation:

total taxable (not exempt) assessed valuation in Jan. 2003
unincorporated area road levy @ \$1.745 per \$1,000.

2002 Real Estate Sales:

Real Estate Excise Tax (REET) # 1 and 2 totalling 0.5% of sales price

2002 Table Retail Sales:

estimated local option sales tax revenue @ 1.0% of taxable retail sales from business activity in this area, and wireless telephone, construction, and automobile sales associated with residential in this area.

Source: King County Office of Management and Budget

For further information see www.metrokc.gov/budget/revenue/

QUICK FACTS

Land Area Source: King County GIS Center and King County Office of Management and Budget.

EMPLOYMENT

Source: WA Employment Security Department via Puget Sound Regional Council

Count of firms with employees covered by unemployment, March 2000.

Total Covered Jobs & Establishments

Manufacturing
Wholesale/Utilities/Transportation
Retail
Finance/Services
Government / Education
Agric, Forest, Fishing, Construction

INCOME

Source: US Census 2000.

Household Income in 1999 reported in 2000

Households by Income Category:

0 – 80% Low / mod. Income < \$42,500
80 – 140% Middle income households
140%+ Upper middle / upper > \$75,000

DEMOGRAPHICS

Source: US Census 2000.
Via US Census Bureau website,
www.census.gov.

Race Categories:

Race numbers are approximate and may not add exactly to area total.
Persons of Hispanic Origin can be of any race.

Non-hispanic White
Black or African American
Asian and Pacific Islander
Native American and other

Hispanic or Latino

Two or more races, not counted above.

HOUSING

Source: US Census 2000.

Total Housing Units

Single Family includes townhouses
Multifamily includes ap'ts, condos
Mobile Homes includes other units

Percent Homeowners: % of occupied units.

Average Household Size

Median House Value owner occupied

Median Rent including utilities

DEVELOPMENT ACTIVITY

2002 Total New Residential Units

Source: KC DDES building permits

2001 Formal Plats/Lots:

Source: KC Office of Mgmt and Budget
Growth Information Team

2001 Land Capacity:

Source: KC Buildable Lands Evaluation Report 2002. Urban areas only.

Residential In Acres of vacant and potentially redevelopable land parcels;
In Units that can be accommodated.

Commercial In Acres of vacant, redev.
In Jobs that can be accommodated.

Note: some of job capacity is in projects not counted in vacant commercial acreage.